

ZONING AND BUILDING AGENDA

NOVEMBER 19, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:

- 255994 DOCKET #7349 - FRANK AND LISA LOGIOCO, Owners, Application: Variation to reduce front yard setback from the required 30 feet to 25 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of Summerdale Avenue, approximately 180 feet east of Courtland Avenue in Leyden Township. **RECOMMENDATION: That variation application be granted.**
- 255996 DOCKET #7289 - BOGUMIL AND EWA KOPEC, Owners, Application: Variation to reduce left interior side yard setback from the required 10 feet to 8 feet; reduce right interior side yard setback from the required 10 feet to 4 feet for new single family residence; and to reduce left interior side yard setback from the required 10 feet to 7.42 feet for existing detached accessory structure in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the west corner of Glenwood Lane, approximately 322.38 feet south of Linneman Street in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 255999 DOCKET #7347 - SHERWIN AND LESLIE POMERANCE, Owners, Application: Variation to reduce lot area from the required 20,000 square feet to 18,445 square feet (existing); reduce corner side yard from the required 25 feet to 20 feet (existing); reduce front yard setback from the required 36 feet to 30 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.42 of an acre, located on the northwest corner of Chestnut Road and Birchwood Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 256002 DOCKET #7346 - SONIA AND ROGER GREEN, Owners, Application: Variation to reduce left interior side yard setback from the required 10 feet to 4 feet 6 inches for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of McLean Avenue, approximately 177 feet west of Dora Street in Leyden Township. **RECOMMENDATION: That variation application be granted.**
- 256007 DOCKET #7352 - RINA GERARD, Owner, Application: Variation to reduce front yard setback from the required 25 feet to 20 feet; reduce right interior side yard setback from the required 10 feet to 3 feet; reduce corner side yard setback from the required 15 feet to 3 feet and increase F.A.R. from the permitted 0.40 to 0.59 for single family residence and reduce rear yard setback from the required 5 feet to 3 feet for detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the southeast corner of 49th Street and Latrobe Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 256008 DOCKET #7350 - KEN AND RENEE KANE, Owners, Application: Variation to reduce lot width from the required 150 feet to 125 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.95 of an acre, located on the east side of Lincoln Street, approximately 2,500 feet north of Devon Avenue in Elk Grove Township. **RECOMMENDATION: That variation application be granted.**
- 256012 DOCKET #7302 - RUZA KOSTANTINOV, Owner, Application: Variation to reduce left interior side yard setback from the required 15 feet to 12 feet (existing); reduce rear yard setback from the required 50 feet to 12 feet (existing); reduce rear yard setback from the required 50 feet to 27.9 feet (existing); to reduce distance between principal structure and accessory structure from the required 10 feet to 5 feet (existing); and to increase F.A.R. from the permitted 0.25 to 0.37 for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the northeast corner of Red Oak Road and Oakwood Road in Northbrook Township. **RECOMMENDATION: That variation application be granted.**

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- 256013 DOCKET #7211 - HIND AND GEORGE GHARIBEH, Owners, Application: Request for a one year extension of time for a Variation granted under the previous Ordinance. Previous request was to divide one parcel into two parcels: On Parcel 1: reduce lot area from the required 10,000 square feet to 9,447 square feet and reduce the rear yard setback from the required 40 feet to 30 feet; On Parcel 2: reduce lot area from the required 10,000 square feet to 8,092 square feet for new single family residence on Parcel 2 in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 acre, located on Northeast corner of West Greenwood Drive and Greenwood Drive in Maine Township. **RECOMMENDATION: That a one year extension be granted.**
- 256014 DOCKET #7184 - DIMITRIOS LEKKOS, Owner, Application: Request for a one year extension of time for a Variation granted under the previous Ordinance. Previous request was to reduce the right interior side yard setback from the required 8 feet to 6 feet for a garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Central Avenue, approximately 320 feet south of Pleasant Street in Northfield Township. **RECOMMENDATION: That a one year extension be granted.**
- 256015 DOCKET #7186 - DONALD GARRETT, Owner, Application: Request for a one year extension of time for a Variation granted under the previous Ordinance. Previous request was to reduce the right front yard setback from the required 40 feet to 34 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.53 of an acre, located on the northwest corner of Crestwood and Briarwood Lane in Palatine Township. **RECOMMENDATION: That a one year extension be granted.**
- 256016 DOCKET #7345 - AGOSTINO AND MARIA MACALUSO, Owners, Application: Variation to reduce right interior side yard setback from the required 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Crescent Avenue, approximately 333 feet north of Bryn Mawr in Leyden Township. **RECOMMENDATION: That variation application be granted.**
- 256017 DOCKET #7301 – HERBERT AND LYLLIAN DAWSON, Owners, Application: Variation to reduce lot width from the required 150 feet to 100 feet (existing) and reduce right interior side yard setback from the required 15 feet to 10 feet for a single family residence with well and septic in the R-3 Single Family Residence District. The subject property consists of approximately 1 acre, located on the south side of 197th Street; approximately 100 east of Central Park Avenue in Rich Township. **RECOMMENDATION: That variation application be granted.**
- 256018 DOCKET #7327 - MR. & MRS. MICHAEL JERFITA, Owners, Application: Request to reduce lot area from the required 40,000 square feet (requirement for well and septic) to 12,420 square feet; and reduce lot width from the required 150 feet to 99 feet; reduce left and right interior side yard setbacks from the required 15 feet to 10.12 feet for a single family residence with well and septic in the R-4 Single Family Residence District (20,000 square feet requirement). The subject property consists of approximately 0.29 of an acre, located on the east side of 116th Court, approximately 198 feet south of 156th Street in Orland Township. **RECOMMENDATION: That variation application be granted.**
- 256019 DOCKET #7356 - PATRICK HANSEN, Owner, Application: Variation to reduce right interior side yard setback from the required 10 feet to 3 feet (existing); reduce corner side yard setback from the required 15 feet to 4 feet (existing, principal and detached garage) and reduce corner side yard setback from 15 feet to 3 feet (existing pool); to reduce rear yard setback from the required 5 feet to 1 foot (existing); and reduce distance between principal and accessory structures from the required 10 feet to 1 foot (existing) for deck and above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.11 of an acre, located on the northwest corner of Latrobe Avenue and 48th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**

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- 256020 DOCKET #7357 - GRZEGORZ DZIEDZIC, Owner, Application: Variation to reduce corner side yard setback from the required 15 feet to 8 feet and reduce front yard setback from the required 30 feet to 20 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the northeast corner of 49th Street and Luna Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 256021 DOCKET #7351 - ERIC YETTA, Owner, Application: Variation to reduce left interior side yard setback from the required 10 feet to 3 feet for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the southeasterly side of Elder Lane, approximately 175 feet northeasterly of Cherry Lane in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 256022 DOCKET #7272 - GULZAR SINGH, Owner, Application: Request to combine 3 lots into 1 lot and on the 1 lot: reduce lot area from the required 40,000 square feet (requirement for well and septic) to 19,875 square feet; reduce lot width from the required 150 feet to 132.62 feet; reduce front yard setback from the required 30 feet to 15 feet; and reduce rear yard setback from the required 50 feet to 33 feet 5 inches for a single family residence in the R-4 Single Family Residence District (20,000 square feet requirement). The subject property consists of approximately 0.46 of an acre, located on the southwest corner of Seward Street and Morse Avenue in Schaumburg Township. **RECOMMENDATION: That variation application be granted.**
- 256023 DOCKET #7353 - LYNN BALASKAS, Owner, Application: Variation to reduce left interior side yard setback from the required 10 feet to 0.22 feet for a detached shed (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.32 of an acre, located on the south side of Kristoffer Court; approximately 138 feet east of Kristoffer Avenue in Orland Township. **RECOMMENDATION: That variation application be granted.**
- 256024 DOCKET #7354 – HENRY WABI, Owner, Application: Variation to reduce left interior side yard setback from the required 15 feet to 13.36 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the east side of 112th Court, approximately 199 feet south of 156th Street in Orland Township. **RECOMMENDATION: That variation application be granted.**
- 256025 DOCKET #7355 - IWONA TWARDOSKA, Owner, Application: Variation to reduce rear yard setback from the required 40 feet to 37 feet and reduce right interior side yard setback from the required 10 feet to 6.12 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the west side of Julie Drive, approximately 179 feet north and 136 feet west of Victor Avenue in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 256026 DOCKET #7348 - HOWARD FRAZIER, Owner, Application: Variation to reduce right interior side yard setback from the required 10 feet to 2 feet (existing) and reduce front yard setback from the required 26 feet to 19.6 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the west side of Millard Avenue, approximately 299 feet south of 117th Street in Worth Township. **RECOMMENDATION: That variation application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, December 3, 2002.